

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, DECEMBER 4, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

ABSENT:

STAFF: Township Manager Walsh, Director of Public Works Perry, Police Chief Plaga, Information Technology Director Gebes, Principal Planner Menser, Community Planning Director Kieselbach, Economic Development Director Buck, Human Resource Director Marx, Fire Chief Hamel

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Tribute of Appreciation – Treasurer Brixie

Supervisor Styka recognized and commended Treasurer Brixie for her public service.

B. Okemos High School Water Polo Champions

Okemos High School Boy's Water Polo Coach, Andrew Olesnavich, presented on the team's State Tournament victory.

C. Stober Family Donation to Capital Area District Libraries

Scott Duimstra, CADL Executive Director, presented the story of the Okemos-based Stober family and their donation to help establish a historic collection.

D. Introduction of New Full-Time Paramedic/Firefighter – Tony Kozlowski

Fire Chief Mike Hamel introduced the New Full-Time Paramedic/Firefighter.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:22 pm.

Ryan Basore, 6228 Brookline Ct., East Lansing; spoke in support of Medical Marihuana (Agenda Item 13B.)

Travis Wilson, 2180 Cidermill Dr., East Lansing; spoke in support of Agenda Item 13B.

Joan Wierzba, 1268 Harbor Cut Rd., Okemos; spoke in opposition to Agenda Item 13B.

Supervisor Styka closed public remarks at 6:30 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Frank Walsh reported: downtown Okemos contamination, 2019 Goal Setting Process, Treasurer Brixie Farewell Party, Insurance Rating increase, performance reviews of staff.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Opsommer reported:

- Audit Committee meeting with Lansing Community College Trustees for Downtown Development Authority (DDA) Amendment opt-in.
- Capital Area Transit Authority (CATA) will officially adopt support for DDA Amendment.

Treasurer Brixie reported:

- Winter Tax Bills have been mailed, payable in office by cash or check and by ACH payment.

Trustee Sundland reported:

- Will be attending Communications Commission meeting on Dec. 5th.
- Will be attending Economic Development Committee (EDC) meeting on Dec. 6th.

Trustee Deschaine reported:

- Noted training with Treasurer Brixie and enjoying time at Township Hall.

Trustee Jackson reported:

- Attended LEAP Annual Board meeting.

Supervisor Styka reported:

- Attended DDA meeting on DDA Amendment and Tax Increment Financing (TIF) Plan
- Historical Village Holiday Program on December 9th
- Indoor Farmer's Market has started at the Meridian Mall.
- Meridian Prime magazine has been sent out.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the Agenda as amended. Seconded by Trustee Jackson.

Supervisor Styka added 12F – Adoption of Tribute of Appreciation for Treasurer Julie Brixie

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Trustee Jackson moved to adopt the Consent Agenda as amended. Seconded by Trustee Opsommer.

Trustee Deschaine requested to change the Minutes (Agenda Item 9B) to new Agenda Item 12G.

Trustee Sundland inquired about a credit card charge to Air France.

Manager Walsh stated the charge was fraudulent and has been omitted.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus,
Trustees Opsommer, Deschaine, Jackson, Sundland

NAYS:

Motion carried 7-0

A. Communications

Trustee Jackson moved that the communications be received and placed on file and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus,
Trustees Opsommer, Deschaine, Jackson, Sundland

NAYS:

Motion carried 7-0

~~B. Minutes~~

~~(1) November 17, 2018 Special Meeting~~

~~(2) November 20, 2018 Regular Meeting~~

Minutes of November 17, 2018 Special Meeting and November 20, 2018 Regular Meeting moved to Action Item 12G.

C. Bills

Trustee Jackson moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Opsommer:

Common Cash		\$	340,931.62
Public Works		\$	299,194.81
Trust & Agency		\$	269.68
	Total Checks	\$	640,396.11
Credit Card Transactions		\$	7,567.57
Nov 16 th to Nov 28 th			
	Total Purchases	\$	647,963.68
ACH Payments		\$	705,103.12

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus,
Trustees Opsommer, Deschaine, Jackson, Sundland

NAYS:

Motion carried 7-0

D. Georgetown #4 Streetlights SAD #427 Resolution #1 & #2

Trustee Jackson moved to approve the Georgetown #4 Public Streetlighting Improvement Special Assessment District #427- Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk's Office, tentatively declaring intention to install and maintain eight (8) traditional, with cut-off, streetlights and defray the cost of operation and maintenance by special assessment against the 22 benefiting lots, and setting a public hearing for January 8, 2019. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus,
Trustees Opsommer, Deschaine, Jackson, Sundland

NAYS:

Motion carried 7-0

10. TOWN HALL MEETING

Supervisor Styka called the Town Hall Meeting to order at 6:41 pm.

Supervisor Styka closed the Town Hall Meeting at 6:42 pm.

Clerk Dreyfus suggested that the Board either make the annual Town Hall Meeting a more structured and advertised/promoted event, perhaps with a focused community topic, or remove it from future agendas as Charter Townships are not mandated to hold annual Town Hall Meetings.

Supervisor Styka stated that the Board would consider revising the Town Hall process.

11. HEARINGS – NONE

12. ACTION ITEMS

A. DDA Plan Ordinance Amendment – Final Adoption

Trustee Opsommer moved to approve the resolution for final adoption of the amendment to Chapter 2, Division 7 of the Code of Ordinances amending the Downtown Development Authority Development Plan and Tax Increment Financing Plan and to repeal all ordinances or resolutions or parts thereof in conflict herewith. Seconded by Treasurer Brixie.

Eric Heltzer, Advanced Redevelopment Solutions; presented the environmental contamination report of the Downtown Okemos area and the cost required to remediate.

Board discussion: Extent and cost of contamination, environmental questions as to specific data and recent research compared with anecdotal stories and references to past studies, DDA amendment relationship to a proposed large project in DDA in 2019, use of tax-payer funds for marketing and business activities outside contamination remediation, conflict of interest concerns about DDA consulting firm being the same as proposed downtown Okemos developers, project cost and size, project sustainability, DDA amendment not related to specific development, past efforts for growth failed, Board will decide final proposal and development, amendment role as development tool, support from other taxing authorities, environmental clean-up questions, infrastructure needs, streets need to be walkable and with street parking, developers’ funding abilities, community impact of tax-captured financing.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Jackson, Sundland, Deschaine,
Supervisor Styka, Treasurer Brixie

NAYS: Clerk Dreyfus

Motion carried 6-1

B. Township Trustee Search Process

Trustee Jackson moved that the Township Board adopts the “Process for Appointing a New Township Trustee” including the appointment of Trustee Opsommer, Trustee Sundland and Trustee Jackson as the Application Review Committee, and adopts the “Application for Meridian Township Trustee Candidate Questionnaire.” Seconded by Trustee Deschaine.

Board discussion: Similar to Treasurer replacement process, strengths of the questions being asked, application process uses standard HR timeframe of 2 week submission period, improvement over Treasurer selection process, interview panel should include the only Board member (Clerk) who has not been appointed by Supervisor to serve on any Board subcommittees or interview committees since new Board came into office in 2016, Supervisor provided reason that Trustees should select replacement Trustee.

VOICE VOTE: Motion carried 6-1 (Dreyfus)

C. Martinus/Oak Grove Park Rezoning Initiative C-1 to RB

Treasurer Brixie moved to initiate a rezoning for properties identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel I.D. #33-02-02-10-205-007, from C-1 (Commercial) to

RB (Single Family-High Density) and refer the rezoning to the Planning Commission for a public hearing and recommendation. Seconded by Trustee Deschaine.

Board discussion: Area is walkable and affordable, recognition of challenges of current zoning, positive for the community, rezoning is fitting, consultation of Watershed restaurant, process and radius of rezoning noticing, impact on current restrictions, rezoning process.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Deschaine, Opsommer,
Clerk Dreyfus, Treasurer Brixie, Supervisor Styka

NAYS:

Motion carried 7-0

D. Newton Park MUPUD Wetland Essentiality Determination

Clerk Dreyfus moved to concur with the Township wetland consultant and determine Wetland B as essential to the preservation of the natural resources of the Township and therefore subject to regulation under the Wetland Protection Ordinance. Seconded by Trustee Opsommer.

Board discussion: Wetland provides benefits and is essential.

ROLL CALL VOTE: YEAS: Trustees Sundland, Deschaine, Opsommer, Jackson,
Treasurer Brixie, Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 7-0

E. Georgetown #3 Streetlighting SAD #425 Resolution #4

Trustee Opsommer moved to approve Georgetown #3 Public Streetlighting Improvement Special Assessment District #425 - Resolution #4, which sets a public hearing for January 8, 2019, for the purpose of reviewing and hearing objections to the special assessment roll. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Treasurer Brixie, Supervisor Styka,
Trustees Jackson, Deschaine, Sundland, Opsommer

NAYS:

Motion carried 7-0

F. Adoption of Tribute of Appreciation for Treasurer Julie Brixie

Trustee Opsommer moved to adopt the Tribute of Appreciation for Township Treasurer Julie Brixie. Seconded by Trustee Deschaine.

Board discussion: Treasurer Brixie's long service to the community.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Opsommer, Jackson, Sundland,
Supervisor Styka, Clerk Dreyfus, Treasurer Brixie

NAYS:

Motion carried 7-0

G. Minutes – Regular Meeting of November 17, 2018 and Special Meeting of November 20, 2018

Trustee Deschaine moved to amend the minutes of November 20, 2018 Regular Meeting as amended on Page 2 and Page 5. Seconded by Treasurer Brixie.

Board discussion: Important details were provided in a succinct, necessary manner; minutes are too long and need to be condensed.

VOICE VOTE: Motion carried 6-1 (Dreyfus)

Trustee Deschaine moved to amend the minutes of November 17, 2018 Special Meeting on Page 1 and Page 3. Seconded by Treasurer Brixie.

Board discussion: Special Saturday Board Meeting was not televised, public has no knowledge of what occurred during important Treasurer Appointment process, current wording of minutes is unbiased and informative and Board should not edit/delete information.

VOICE VOTE: Motion carried 5-2 (Dreyfus, Sundland)

Treasurer Brixie moved to amend the minutes of November 17, 2018 Special Meeting on Page 1. Seconded by Trustee Opsommer.

Board discussion: Correct typos and misspelling of names.

VOICE VOTE: Motion carried 7-0

Trustee Deschaine moved for final approval of the minutes of November 17th Special Meeting with amendments, and November 20th Regular Meeting with amendments. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 6-1 (Dreyfus)

13. BOARD DISCUSSION ITEMS

A. Senior Housing at Hannah Concept Plan

Director Kieselbach explained a proposal to develop a 226-unit continuing care retirement facility comprised of two buildings located at the east end of Hannah Boulevard, immediately west of the Indian Lakes Estates subdivision.

Mark Clouse, representative from Eyde Company, and Don Anbar, of Andev Group, presented on the proposed development.

Board discussion: Zoning designation of proposed development, market need for “Continuous Care,” similarities and differences to other facilities, caregiver employment pool, sending recommendation for new zoning category to planning commission, setbacks, management of clients with different ages and needs, need for new special-use category, consideration for surrounding neighborhoods, possibility of providing skilled nursing care, location of conservation easement, types of care facilities, construction timeline.

Board consensus to place this item on for action at the next Board meeting.

B. Medical Marihuana

Director Kieselbach covered changes to the Medical Marihuana Ordinance since the last Board Meeting and explained proposed ordinance language for the three criteria which includes the issue of residency and proposed language for the lottery system.

Board discussion: Process to go to Planning Commission, comes back to Board at future meeting.

Board consensus to place this item on for action at the next Board meeting.

C. Property and Liability Insurance Contract

Director Marx explained the recent RPF process for Property and Liability Insurance coverage for January 1, 2019 - December 31, 2019.

Board discussion: Cost range, budget allocations.

Board consensus to place this item on for action at the next Board meeting.

D. 2018 Township Manager Performance Review

Township Manager Walsh explained the processes that the Board takes in the annual performance review of his position and outlined the timeline.

Board discussion: Review format should stay the same for consistency.

Trustee Deschaine moved to suspend the rules and move the item to action. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 7-0

Trustee Opsommer moved to set a date of Monday December 10, 2018 to review the Township Manager’s Annual Performance, the review, as allowed by law and requested by the Manager, shall be conducted in a closed session. Supported by Treasurer Brixie.

VOICE VOTE: Motion carried 7-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9: pm.

Joan Wierzba, 1268 Harbor Cut Rd., Okemos; spoke on Board Communication she had submitted.

Supervisor Styka Closed Public Remarks at 9: pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer:

- Noted that Planning Commission will hold public hearing for any Medical Marihuana ordinances before Board takes action.

Supervisor Styka:

- Noted Public Comment time does not allow for Board member input or discussion with citizens.

16. CLOSED SESSION – Confidential Legal Opinion

Treasurer Brixie moved to go into closed session. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus, Trustees Opsommer, Deschaine, Jackson, Sundland

NAYS:
Motion carried 7-0

Clerk Dreyfus questioned if a more specific reason was needed to go into closed session.

Supervisor Styka moved the meeting into closed session at 9:00

Treasurer Brixie moved to exit closed session. Seconded by Trustee Sundland

VOICE VOTE: Motion carried 7-0

Supervisor Styka moved the meeting out of closed session at 9:55

17. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:56 pm.

18. POSTSCRIPT – NONE